

## 4.0 Component Guidelines

### Balconies



#### 4.38 Gable balconies - Type 01

##### 4.38.1 Gable balconies - General guidance:

- Balconies sited on the corner or gable ends of buildings occupy a prominent position and can be expressed in a special manner to highlight relationships between buildings and contribute to an interesting townscape.
- When configuring balconies at the corner of building masses consideration should be made to provide dual aspect balconies which ensure a variety of vistas is exploited.

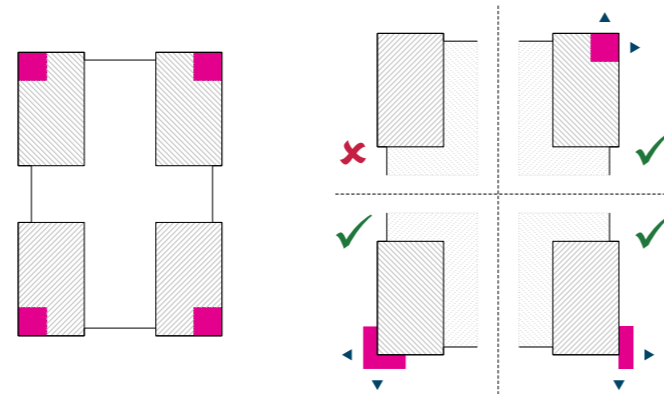


Figure 4.170: Balconies must to all plot corners.

Figure 4.171: Options for plot corner balconies.

##### 4.38.2 Gable balconies - Plot Corners - Type 01a:

- Balconies must be incorporated at the corner of plots comprising Linear buildings** (Fig. 4.170 and Fig. 4.171).
- The configuration of plot corner balconies can vary between corners or be consistent.
- Positioning balconies at plot corners reinforces the thresholds between spaces as part of the townscape strategy.
- Balconies at plot corners must be dual aspect and provide views in two directions.**
- Plot corner balconies must be expressed as the most dominant balconies at the gable ends of buildings.**
- Plot corner balconies must not be subservient to the inboard corners in terms of position, scale, type or projection.** Refer to Fig. 4.178.
- Designers could consider incorporating predominantly recessed balconies plot corners. This exposes the corner of the building and exhibits the building articulation without the clutter of projecting balconies.
- Plot corner balconies could incorporate a nominal projection from the façade line to improve flanking views along routes and streets.



Figure 4.172: Plot corners - recessed configurations.

Figure 4.173: Plot corners - recessed & projecting configurations.

Figure 4.174: Plot corners - orthogonal projecting configurations.

- Balconies at plot corners can be configured in numerous ways (Fig. 4.171), including;

- Recessed balconies;
- Semi-recessed balconies;
- Wrap around corner balconies; and/or
- Balconies which project beyond the façade.

- Plot corner balconies should be configured parallel to the façade lines as illustrated in Fig. 4.172 to Fig. 4.174, whereby;

- if the corner is square, the balcony should be square in plan and provide equal frontage to the two aspects.
- if the corner is acute, the balcony should provide equal frontage to the two aspects.

- Groups of balconies at plot corners can be organised stacked, alternate between storeys or grouped according to façade articulation.

- Designers should consider establishing relationships or commonality in configuration between Plot corner balconies across a street or around an intersection (Fig. 4.177).

- Relationships between plots can be achieved through configuring plot corner balconies in a number of ways;

- Fig. 4.175 illustrates how difference can be expressed between plots by treating all corners of an individual plot consistently- e.g. Plot X has square recessed balconies at the corners whilst Plot Y has wrapping balconies.
- Fig. 4.176 illustrates how plot corner balconies can be consistent across a street and/or around an intersection. This can mark a threshold between spaces or define an intersection between the buildings.

4.38.3 The diagram (Fig. 4.177) illustrates a configuration for balconies which converse across a street.

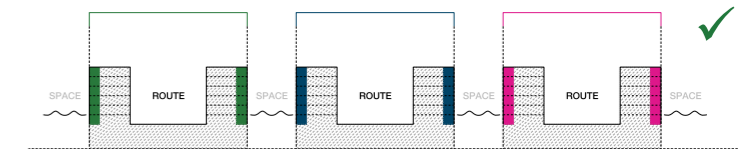


Figure 4.175: Difference of corner balconies between Plots.

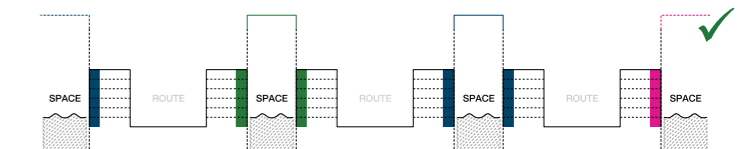


Figure 4.176: Relationship of balconies across a route or street.

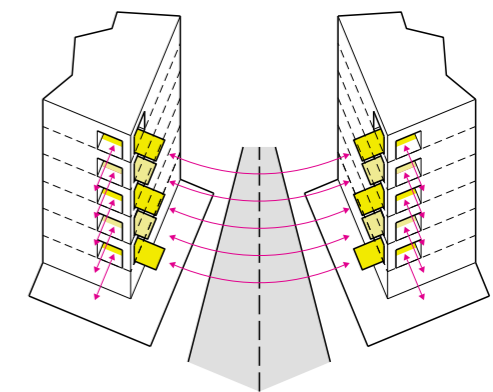


Figure 4.177: Relationship of balconies across a route or street.

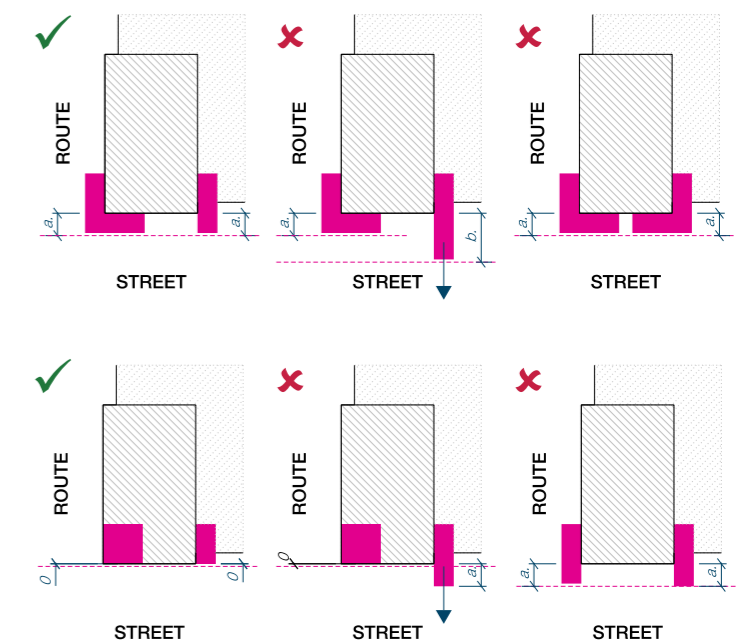


Figure 4.178: Inboard corner balconies must be subservient to plot corners.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

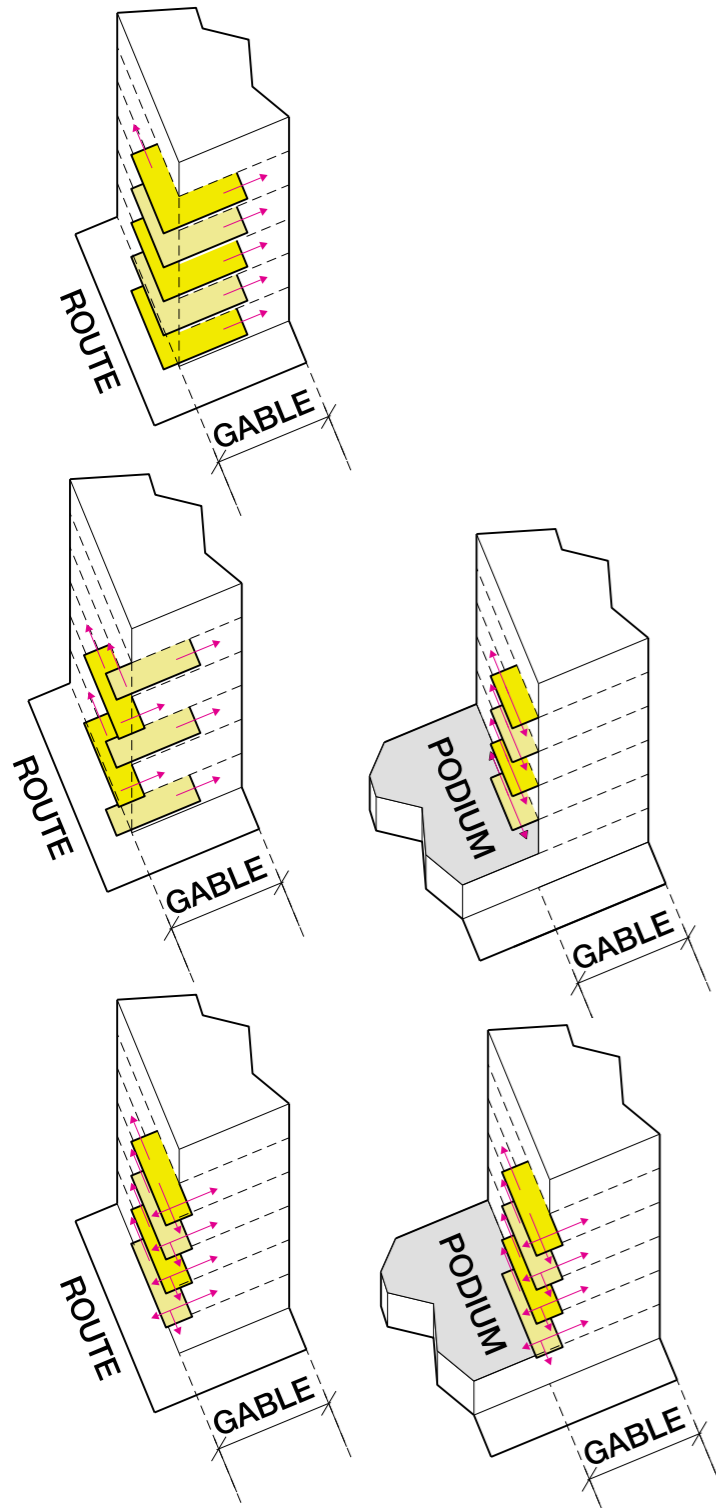


Figure 4.179:  
Projecting plot corner balconies

Figure 4.180:  
Inboard corners on gable ends.

#### 4.38.4 Gable balconies - Inboard Corners - Type 01b:

- **Inboard corners must be subservient to the plot corner balconies in terms of position, scale, type and projection.** Refer to Fig. 4.178.
- **Inboard corners on Gable ends must provide views out and along the streets**
- Consideration should be given to cantilevering the balconies beyond the façade line on the inboard northern corners to provide an aspect east and west.
- Balconies should not project beyond the façade line into the streets of the southern gable ends to give prominence to the Plot corner type and differentiate from the plot opposite.
- Views north and south along the courtyards should be maximised.
- Corner condition balconies should extend beyond the north façade to opening up another aspect away from the gable end (Fig. 4.180).

#### 4.38.5 Gable balconies - Prime frontages (Mansion typology) - Type 01c:

##### **Prime frontage balconies**

- Balconies coded as brown (on Fig. 4.169) are defined as prime frontage balconies. These balconies feature on the street frontages to the Mansion building typology. These balconies are used to emphasise the importance of the prime façades. By nature the façades are formal and balcony organisation must not undermine the nature of the public façade.
- **Prime frontage balconies must be arranged in an ordered or stacked configuration.**

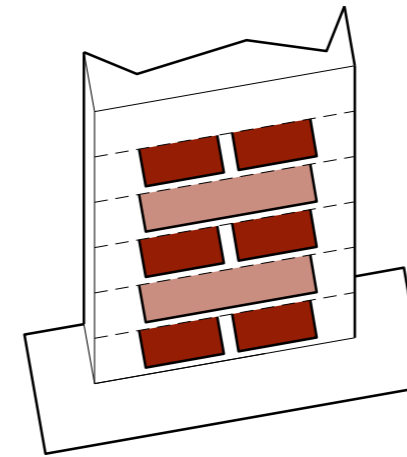


Figure 4.181: Prime frontage balconies.

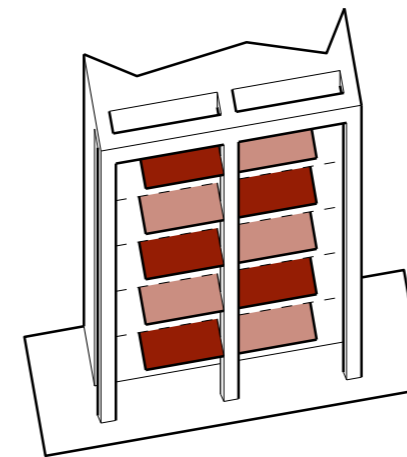


Figure 4.182: Prime frontage balconies within a screen.

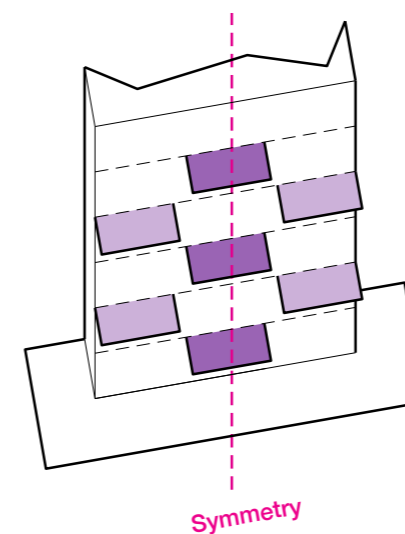


Figure 4.183: Garden frontage balconies.

## 4.0 Component Guidelines Balconies

- Balconies should be recessed, projecting and/or contained within an ordering screen.
- The adjacent diagrams (Fig. 4.181 and Fig 4.182) illustrate typical configurations for prime frontage balconies.

#### 4.38.6 Gable balconies - Garden frontages (Mansion typology) - Type 01d:

- Balconies coded as purple on Fig. 4.169 are defined as garden frontage balconies.
- These balconies feature on the garden frontages of the Mansion building typology and must be integrated into the façade in a manner appropriate to the importance of these façades.
- **The configuration of balconies overlooking Cambridge Grove Gardens must be harmonious across neighbouring buildings.**
- Garden frontage balconies should share common design elements and positively contribute to views of the terrace from Cambridge Grove Gardens.
- Balconies should maximise the views out from the homes onto Cambridge Grove Gardens.
- Balcony configuration can be recessed, projecting and/or contained within an ordering screen.
- Groups of balconies can be arranged in ordered, stacked or staggered compositions.
- **Garden frontage balcony groups must be symmetrical.**
- The adjacent diagram (Fig. 4.183) illustrates a typical configuration for garden frontage balconies.

## 4.0 Component Guidelines

### Balconies



#### 4.39 Body balconies - Generic guidance

4.39.1 Balconies coded as Pink or Green (on Fig. 4.169) are defined as body balconies. Balconies within these zone typically project from the face of the building and are typically located on the north:south oriented façades.

4.39.2 **Groups of balconies can be stacked or staggered depending on their setting but must be set-away from the outside ends of the façade to expose an area of clear wall at the ends of Linear and courtyard building typologies** (refer to Fig. 4.184 to 4.186).

4.39.3 Groups of body balconies can be linked if required to accent the predominant orientation of building articulation (Fig. 4.186).

4.39.4 **Body balconies should be considered as a whole composition and configured as part of the façade.**

4.39.5 Fig. 4.184 illustrates a typical staggered configuration of body balconies.

4.39.6 The following Sections (4.40 and 4.41) and diagrams define sub-type examples by which body balconies can be configured to achieve compliance with the Design Guidelines.

4.39.7 A variety of configurations is permitted for body balcony types however the following guidance must be respected.

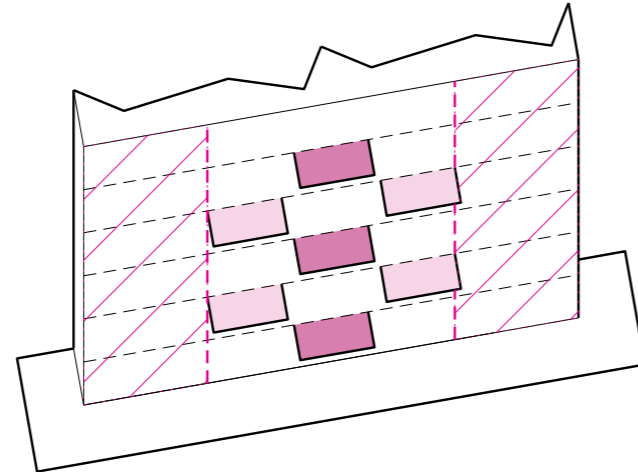


Figure 4.184: Body balconies (Linear and courtyard typologies) - staggered.

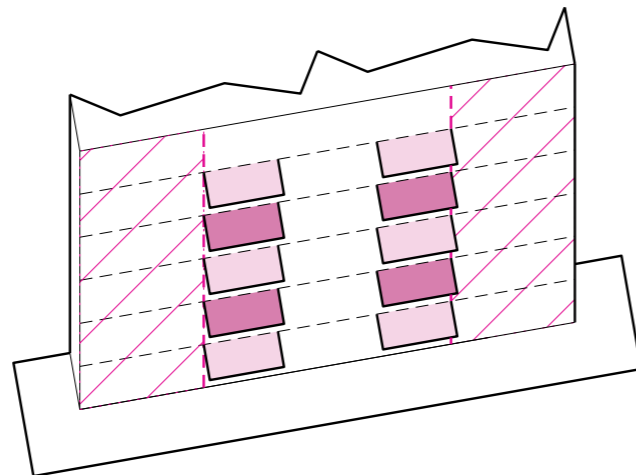


Figure 4.185: Body balconies (Linear and courtyard typologies) - stacked.

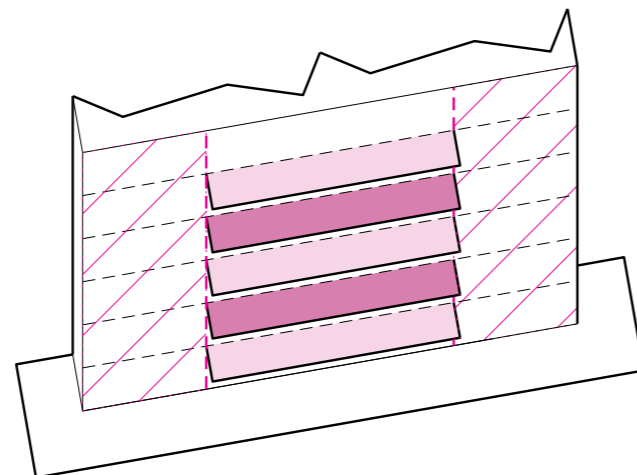


Figure 4.186: Body balconies (Linear and courtyard typologies) - linked.

#### 4.40 Body balconies - Public balconies - Type 02

##### 4.40.1 Public balconies - general guidance

- **All body balconies overlooking public spaces must be recessed (partially or fully) into the façade** (Fig. 4.187 and 4.188).

- Recessing the balconies reduces the impact of the balconies along the routes and provides an element of privacy for residents overlooking the public spaces.

- **Groups of balconies should be stacked and not staggered along public façades and a calm formal arrangement be established.**

- **Balconies on opposing façades (e.g. either side of a Podium garden) should avoid a direct line of sight between balconies of opposite homes.**

##### 4.40.2 Public balconies - Typical balconies - Standalone & Paired (Type 02a & 02b).

- **Single stacks of balconies (Fig. 4.187) are acceptable however consideration should be given to pairing balconies on public façades.**

- Pairing balconies (Fig. 4.188) restricts the extent of balconies and minimises the visual impact of balconies along the public routes

##### 4.40.3 Public balconies - Inboard corners - Type 02c:

- As described earlier, the corners of buildings are very important and offer opportunities to enhance views from homes by providing a variety of aspects.

- **Designers must locate balconies at the corner of buildings which overlook public settings.**

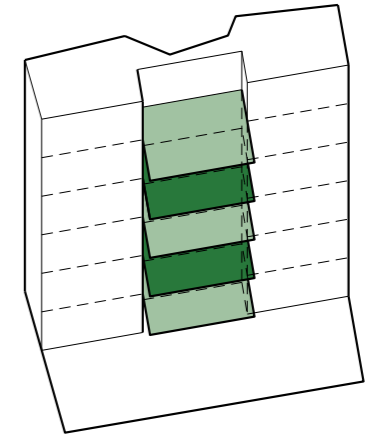


Figure 4.187: Public body balconies - semi-recessed & stacked.

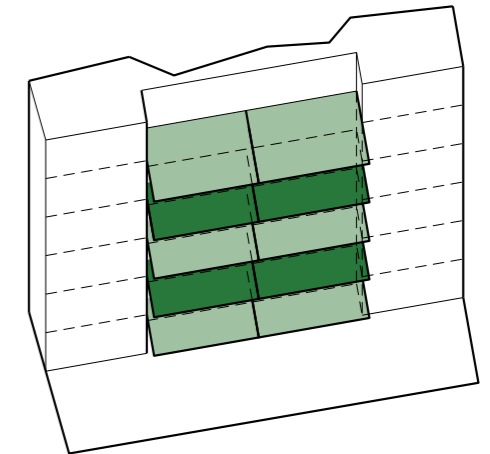


Figure 4.188: Public body balconies - paired, semi-recessed & stacked.

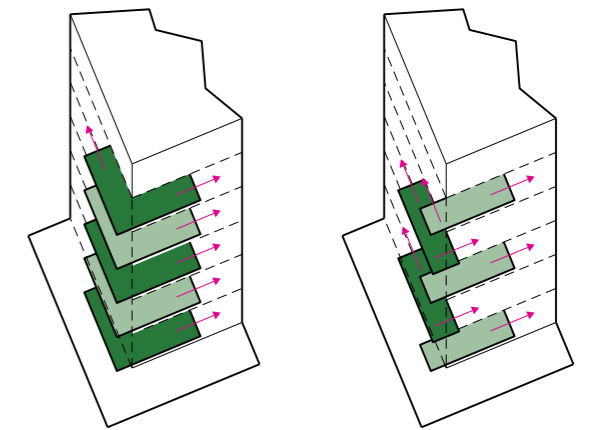


Figure 4.189: Public inboard corner balconies - enhanced overlooking the public spaces.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text



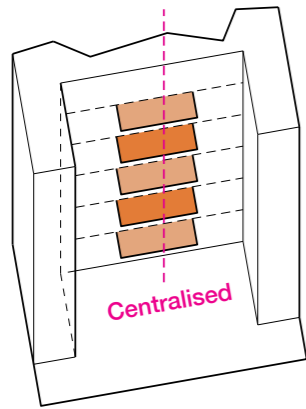


Figure 4.190: Body balconies central alignment (Mansion typology wings).

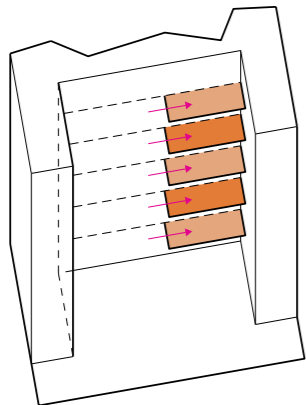


Figure 4.191: Body balconies side alignment (Mansion typology wings).

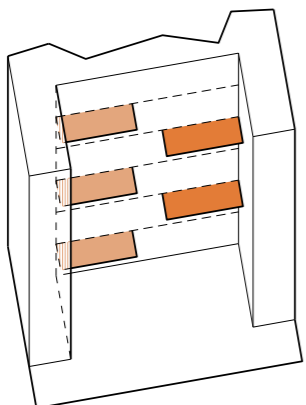


Figure 4.192: Body balconies staggered alignment (Mansion typology wings).

- Linear buildings sited on the western edge of Podiums are typically standalone and offer the opportunity to incorporate balconies on the inboard corners overlooking the routes..
- **Balconies on inboard corners should maximise the vistas along the north:south routes.**
- Groups of balconies in these locations can be organised as stacked or alternate between storeys.
- Fig. 4.189 illustrates typical configurations of corner balconies.

#### 4.40.4 Public balconies: - Mansion building balconies - Type 02d:

- **Body balconies on Mansion buildings must not be expressed as the dominant façade and should be articulated as a recessive element, subservient to the gable façades.**
- Body balconies to the recessed wings of the Mansion typology can be stacked or staggered and could align to the corner of the recess (refer to Fig. 4.191 and 4.192).

#### 4.41 Body balconies - Semi-private / Internal balconies - Type 03

##### 4.41.1 Internal balconies - general guidance

- Body balconies positioned on façades overlooking internal or semi-private settings such as courtyard gardens should project from the façade line and overlook the shared landscape below.
- **Balconies on opposing façades (e.g. either side of a Podium garden) must not be positioned directly opposite and avoid a direct line of sight between homes.**
- The Guidelines provide full flexibility and permit groups of balconies to be stacked or staggered within internal spaces.

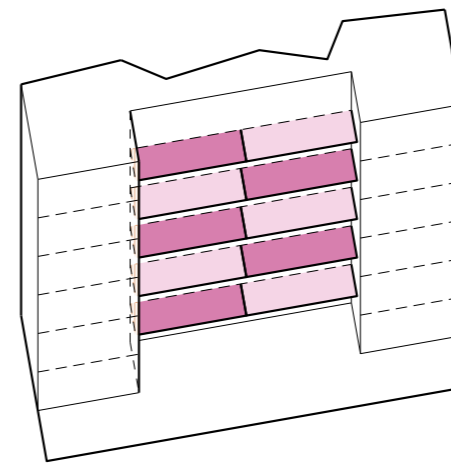


Figure 4.193: Internal central body balconies - recessed & stacked balconies.

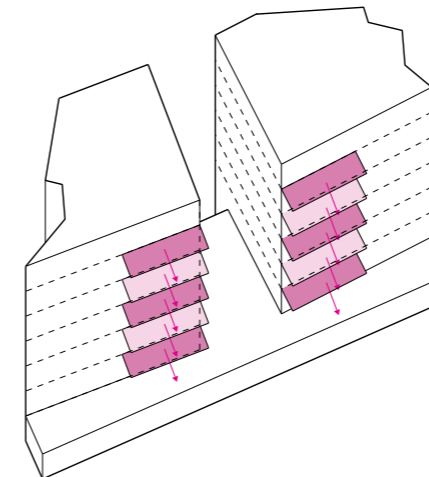


Figure 4.194: Internal body balconies - inboard corners.

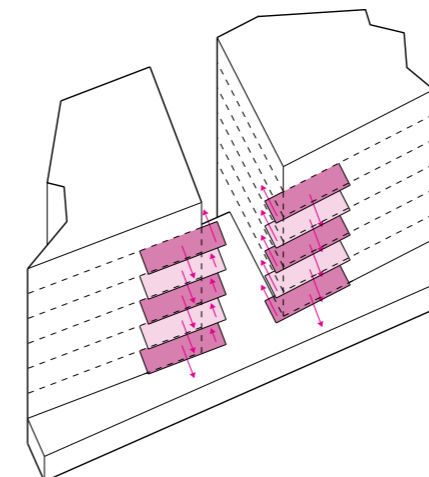


Figure 4.195: Internal body balconies - inboard corners.

##### 4.41.2 Internal balconies - Typical balconies - Type 03a:

- **Single stacks of balconies are acceptable however consideration should be given to pairing balconies on public façades.**
- Pairing balconies restricts the extent of balconies and minimises the visual impact of balconies along the public routes

##### 4.41.3 Internal balconies -Central balconies Type 03b:

- Where a central recess is incorporated into the massing of the Linear building typologies, consideration should be given to encapsulating the balconies within this central recess.
- Incorporating paired, full width balconies within this recess can be a successful method to visually enhance the separation between the blocks (Fig. 4.193).
- Designers should refer to Chapter 5.0 which provides guidance for the Linear building typologies.

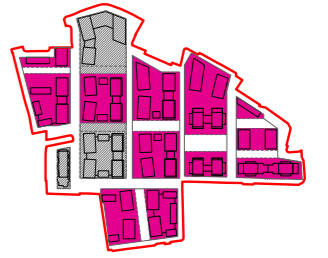
##### 4.41.4 Internal balconies - Inboard corners - Type 03c:

- As described earlier, the corners of buildings are very important and offer opportunities to enhance views from homes by providing a variety of aspects.
- **Where possible designers should locate balconies at the corner of buildings.**
- Linear buildings sited on the western edge of Podiums are typically standalone and offer the opportunity to incorporate balconies on the inboard corners overlooking the courtyard (Fig. 4.194).
- **Balconies on inboard corners should maximise the vistas north and south out from the courtyards.**
- Balconies on the inboard corners could project north and south to provide a view westwards out from the courtyard (Fig. 4.195).



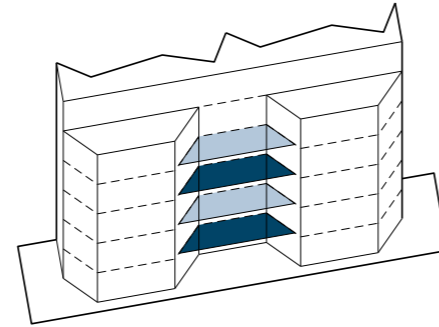
## 4.0 Component Guidelines

### Balconies

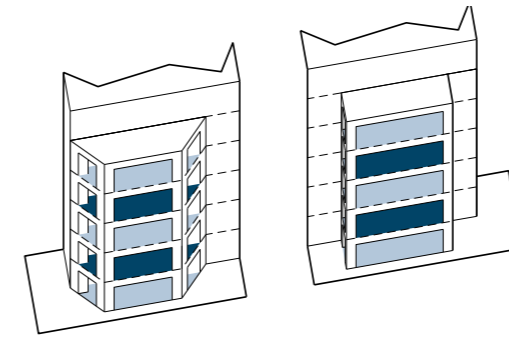


#### 4.42 Washington:Piper balconies - Type 04

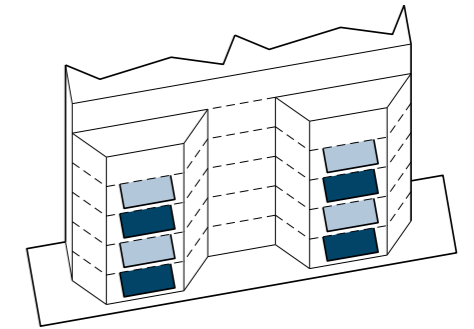
- **Balconies facing onto Washington:Piper must share a common language of deep vertical articulation formed by stacks of balconies and façade elements.**
- **Groups of balconies along Washington:Piper must be organised in a stacked configuration. Staggering of balconies along a façade is not permitted.**
- **Body balconies along Washington:Piper must be sensitively incorporated into the language of a the façade (Fig. 4.196).**
- **Balconies must not project beyond the predominant façade line (Fig. 4.197).**
- Balconies can project beyond the predominant façade line if incorporated into framed masonry screen as illustrated in Fig. 4.196.
- **Standalone or projecting balconies which express as individual elements separate from the primary building fabric material are not permitted**



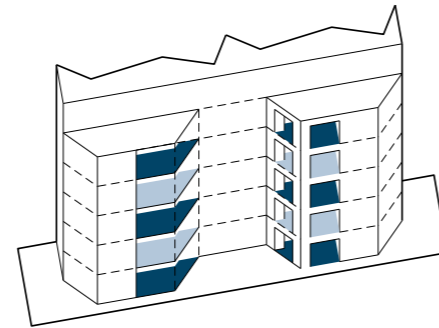
Balconies recessed between projecting bays.



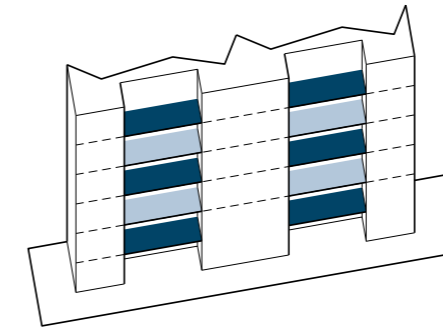
Balconies incorporated behind a screen.



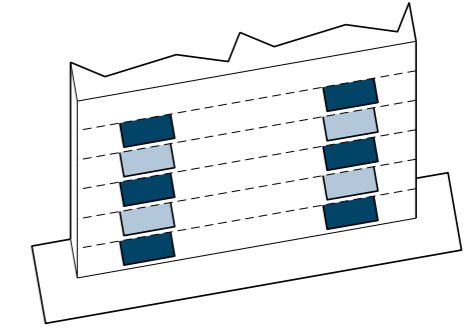
Balconies mounted onto projecting bays.



Balconies recessed within or establishing bays.



Recessed balconies forming bays.



Projecting balconies on a flat façade.

Figure 4.196: Permitted Washington:Piper balconies.

Figure 4.197: Prohibited Washington:Piper balconies.



## 4.0 Component Guidelines Balconies

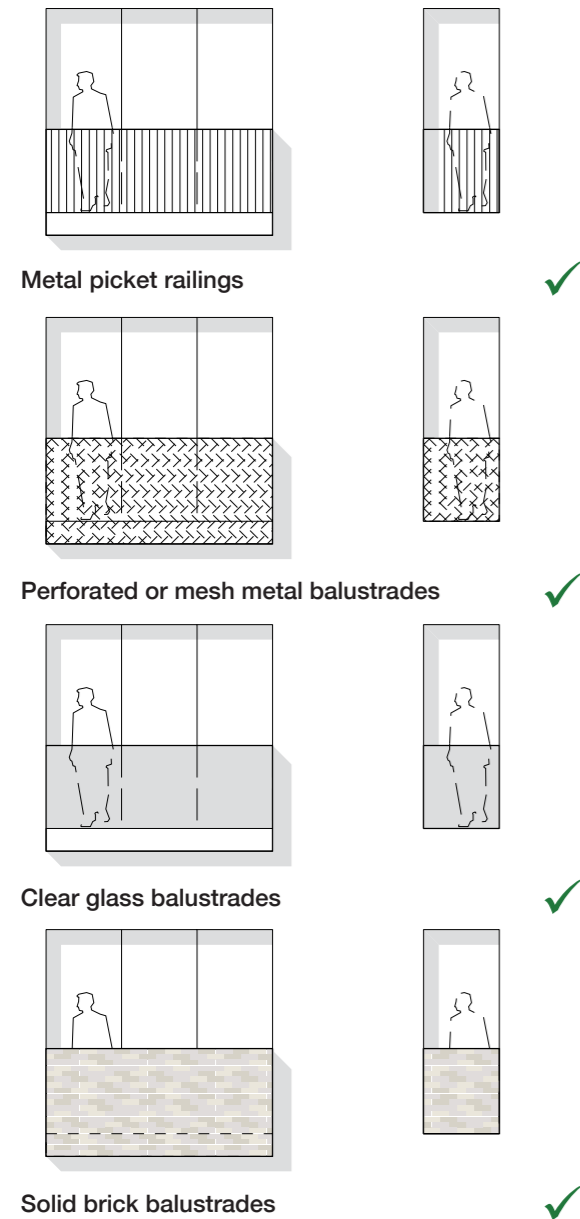


Figure 4.198: Permitted balustrade types for balconies and Juliet balconies.

### 4.43 Balcony detail

- 4.43.1 **Balconies must include a soffit and not expose structural elements from below.**
- 4.43.2 **Balconies must be drained to avoid rainwater or other liquids from one balcony falling onto the balcony below.**
- 4.43.3 **Where present, vertical rainwater downpipes must be mounted discreetly within building recesses or arranged as an integrated element of the facades.**
- 4.43.4 Where these are visible from the street, designers should consider the use of ornamental hoppers and metal rainwater goods.
- 4.43.5 **Balconies must not be drained using a 'spitter' or 'gargoyle' as the primary method,** however this can be used for overflow in the event of blockage.
- 4.43.6 All balconies should be orthogonal in shape except where the façade line angles in response to context or parameter extents. In these situations the leading edge of the balconies should be parallel to the façade line.
- 4.43.7 The balcony arrangement should be carefully positioned as part of the overall composition of the façade.
- 4.43.8 Consideration of the balcony location within the façade should be taken to avoid unwanted shading of the rooms below.
- 4.43.9 Materials for balconies should be consistent with the overall design of the building façades.
- 4.43.10 Balcony design can be used to accent the predetermined façade articulation (horizontal or vertical) and should not undermine or obscure this grain.

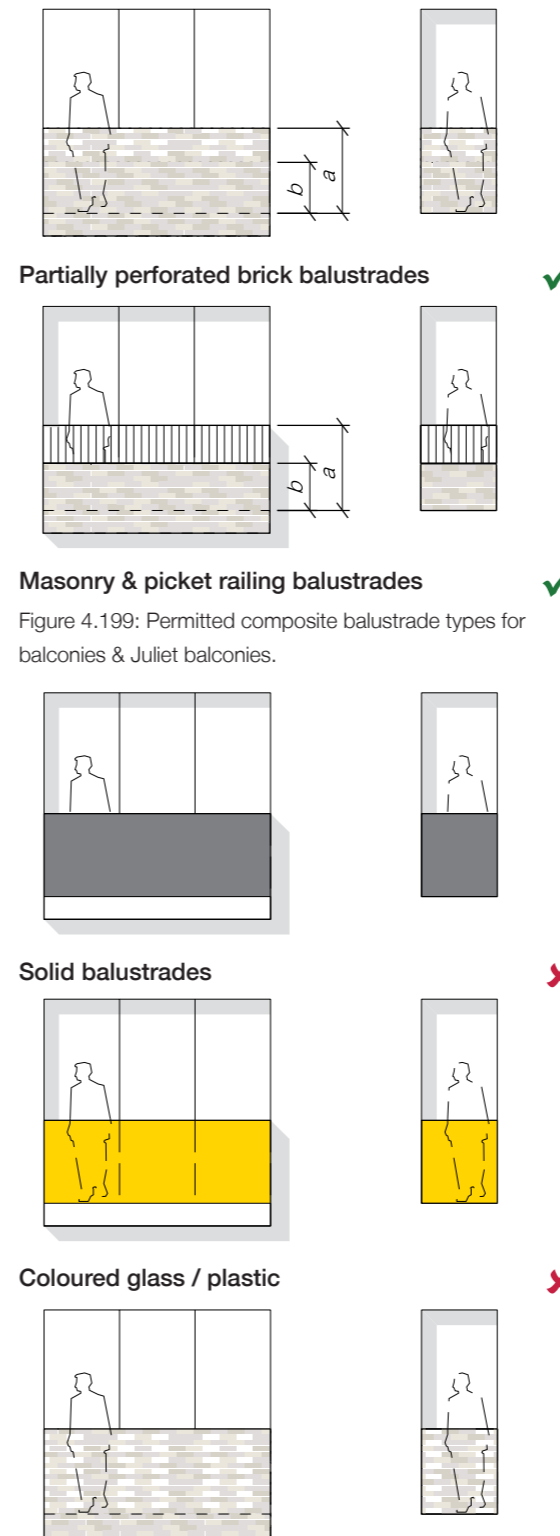


Figure 4.200: Prohibited balustrade types for balconies and Juliet balconies.

### 4.44 Balustrade types

- 4.44.1 The adjacent diagrams (Fig. 4.198 and 4.199) identify balustrade types permitted for all balcony types and Juliet conditions throughout the proposed masterplan.
- 4.44.2 **Coloured glass, coloured plastic materials or fully perforated brick balustrades are not permitted** (Fig. 4.4.200).
- 4.44.3 Balustrades can vary in design but their overall design should be consistent with the overall façade strategy.
- 4.44.4 Recommended materials for balustrades are metal picket railings, perforated metal panels or other such perforated screens.
- 4.44.5 Semi-permeable balustrades are permitted providing that these do not present a climbing risk and are regulation compliant.
- Examples of composite balustrade types could include:
- low level masonry upstand with picket railings;
  - low level masonry upstand with perforated metal or mesh panels above; and/or
  - low level solid masonry upstand with perforated masonry upstand above.
- 4.44.6 Partially obscured balustrades could be used to enhance privacy, but should maintain views out from homes where balconies overlook public settings or are located on higher storeys.
- 4.44.7 Clear or patterned glass may be used where compliant with Statutory regulations.



4.0 Component Guidelines  
Balconies



4.45 Balcony precedents

4.45.1 The precedent images adjacent (Fig 4.201 to 4.208) show a variety of buildings which demonstrate balcony types which follow the principles set out for this typology in these Design Guidelines.

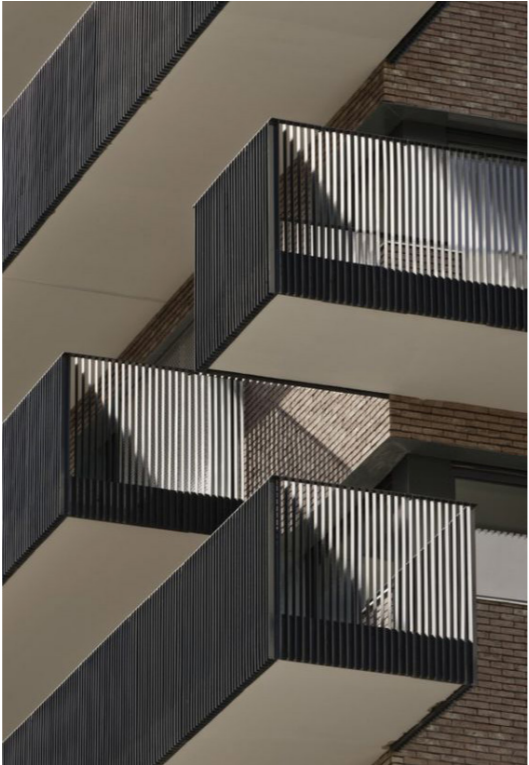


Figure 4.201: Staggered balconies on gable ends for improved views and aspect.

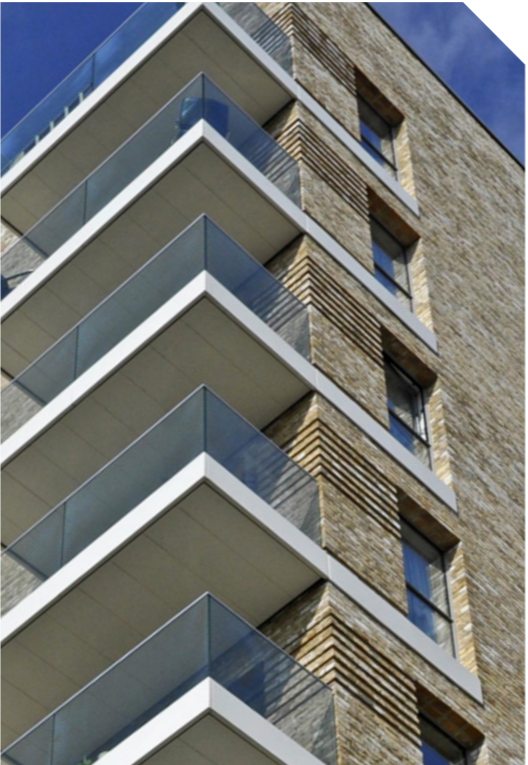


Figure 4.202: Balconies as an articulation tool integrated into the façade.



Figure 4.203: Metal balustrading which promotes privacy.

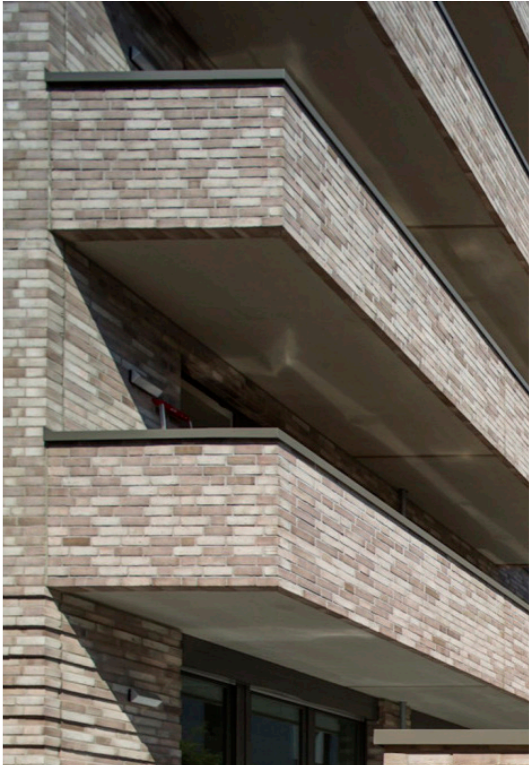


Figure 4.204: Integrated brick balustrading.

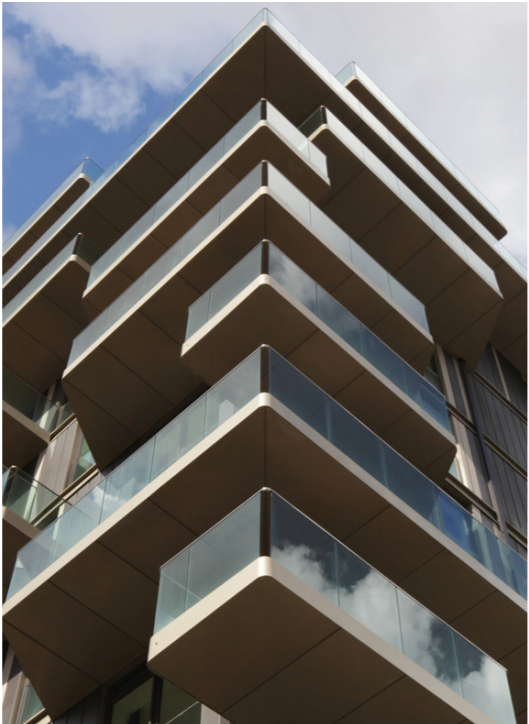


Figure 4.205: Wrap around corner balconies.



Figure 4.206: Body balconies with integrated privacy screening.



Figure 4.207: Recessed balconies which relate across a street or around an intersection.



Figure 4.208: Prime frontage balconies-paired and suitable for Mansion buildings.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text



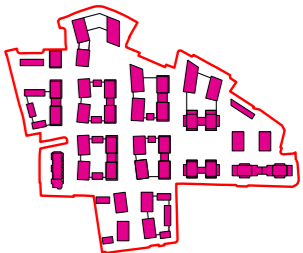
April 2021





# 5.0 Building Guidelines

## Introduction



### 5.1 Introduction

- 5.1.1 Whilst the previous sections outline the global Design Guidelines for the masterplan, this chapter identifies additional sitewide Guidelines which are applicable to the large scale elements of the proposed Masterplan.
- 5.1.2 These elements, or 'kit-of-parts' comprise of, Building typologies and Character areas (or spaces).
- 5.1.3 Making successful places for living and working is not merely concerned with the design of buildings or spaces as distinct, separate elements.
- 5.1.4 Rather, when buildings and spaces are configured together they (as a greater sum than their parts) define interesting places which create particular settings.
- 5.1.5 This Chapter takes each of the building typologies in turn, and describes in detail the specific Design Guidelines applicable to each.
- 5.1.6 The next Chapter takes each of the Space components in turn, and describes in detail the specific Design Guidelines applicable to each.
- 5.1.7 The adjacent diagram, (Fig. 5.1) outlines the kit-of-parts which are proposed within this masterplan.

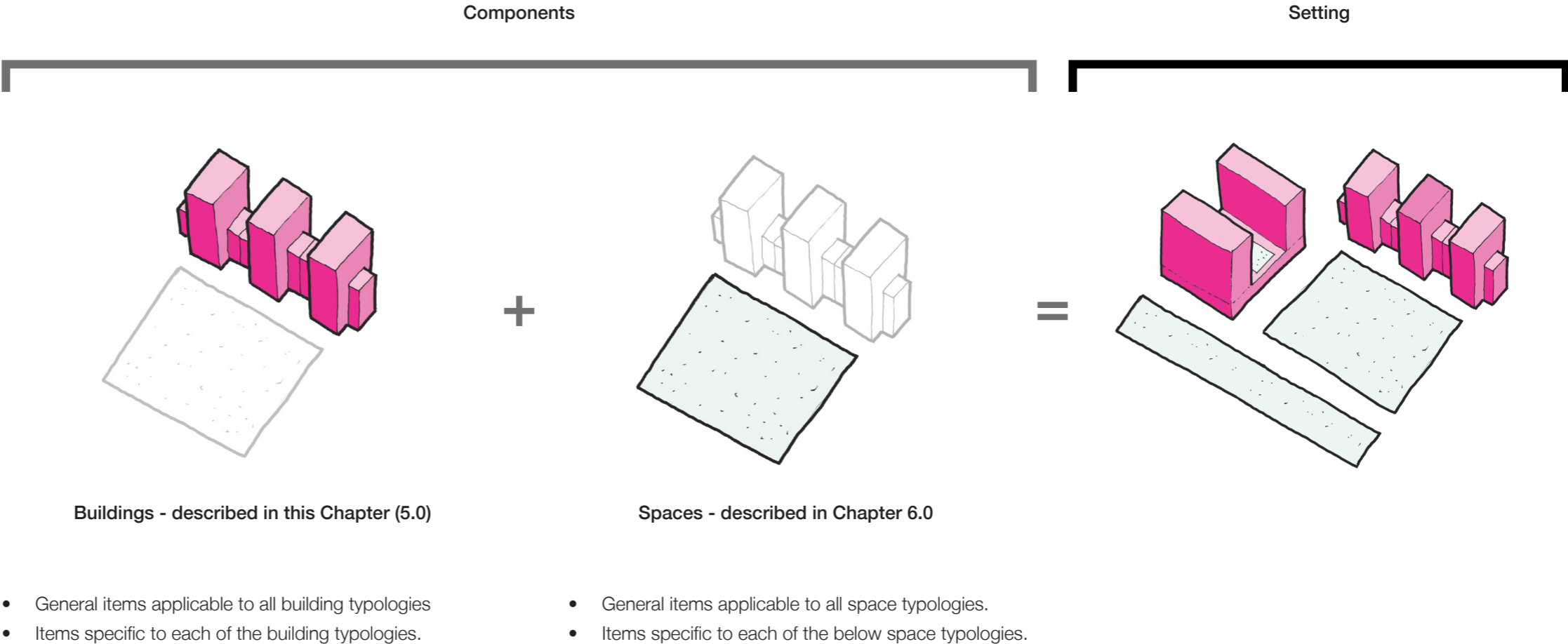


Figure 5.1: Components comprising the masterplan.



## 5.0 Building Guidelines Introduction

### 5.2 Specific building guidelines introduction

5.2.1 This section will outline the coding of elements applicable to each of the following primary building typologies as illustrated in Fig. 5.2:

- Linear typologies;
- Mansion typologies; and
- House typologies.

5.2.2 There are a number of specific elements and strategies which are applicable to a particular building typology but may include;

- Description;
- Locations;
- Alignment;
- Typology massing;
- Mass articulation;
- Facade articulation;
- Typology configuration;
- Base of the building;
- Base massing;
- Podium gardens;
- Residential street frontages;
- Private amenity frontages;
- Podium frontages;
- Access;
- Roof articulation; and
- Precedents.

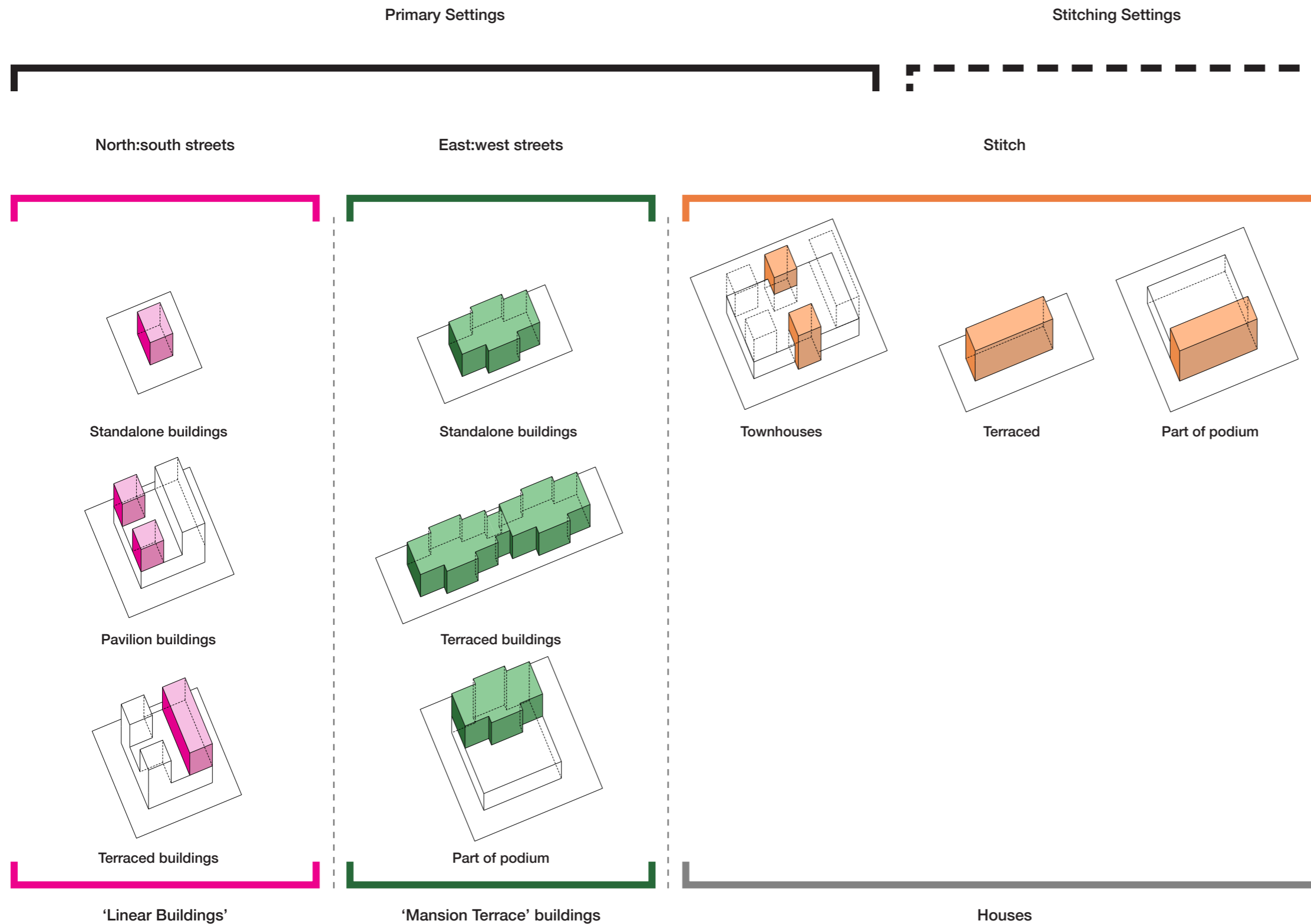


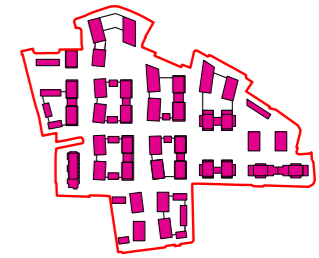
Figure 5.2: Proposed building typologies within the Cambridge Road Estate.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text



## 5.0 Building Guidelines

### Typologies



### 5.3 Massing and articulation

5.3.1 The application of building articulation, form and colour is dependant as much on the positioning of buildings and relationship to landscape spaces within the masterplan as to their typology.

5.3.2 There are three key building typologies which are used within the masterplan:

- **Linear** typologies;
- **Mansion** typologies; and
- **House** typologies.

5.3.3 Variations on each typology, based upon the location and landscape setting, create a rich architectural palette across The Site.

5.3.4 The adjacent diagram (Fig. 5.3) illustrates the principles for façade articulation across the proposed masterplan.

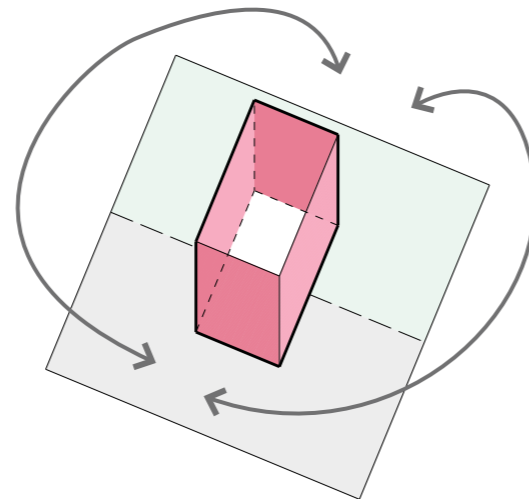
5.3.5 Each façade of a building block should be read together and as a whole. All building typologies within the masterplan are 'seen-in-the-round' and will be configured so the four predominant elevations share an expression, theme and tone.

5.3.6 Some buildings have secondary or recessive façades which must be expressed differently from the predominant façade.

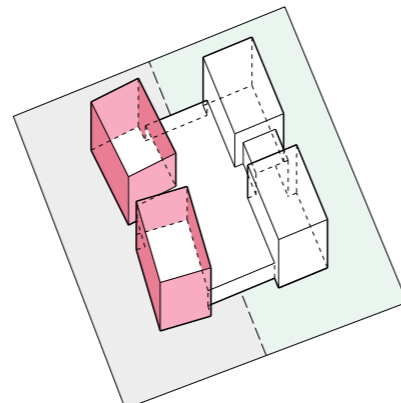
5.3.7 The following chapter identifies the Guidelines specific to each building typology and describes how these must be configured within the masterplan.

#### Linear typologies

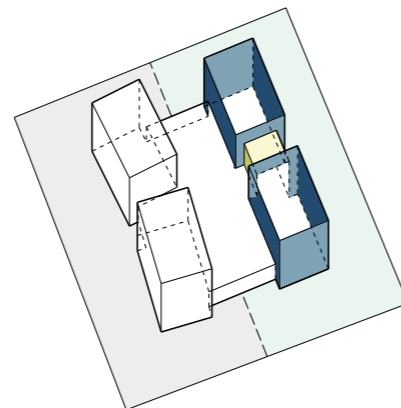
##### Standalone Linear buildings



##### Linear Pavilion buildings

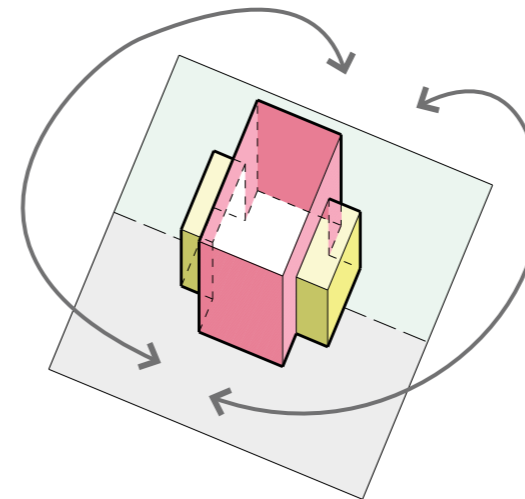


##### Linear Terrace buildings



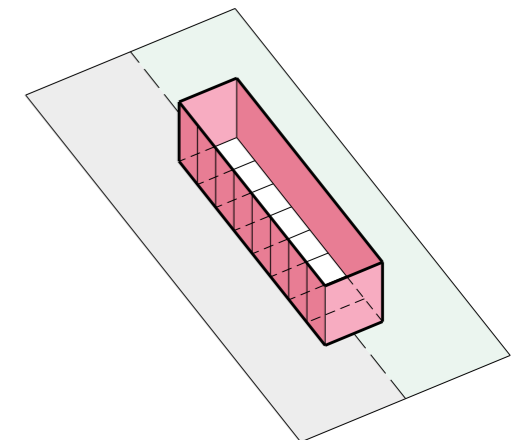
#### Mansion typologies

##### Mansion buildings (with / without podium)



#### House typologies

##### Terraced houses



##### Townhouses

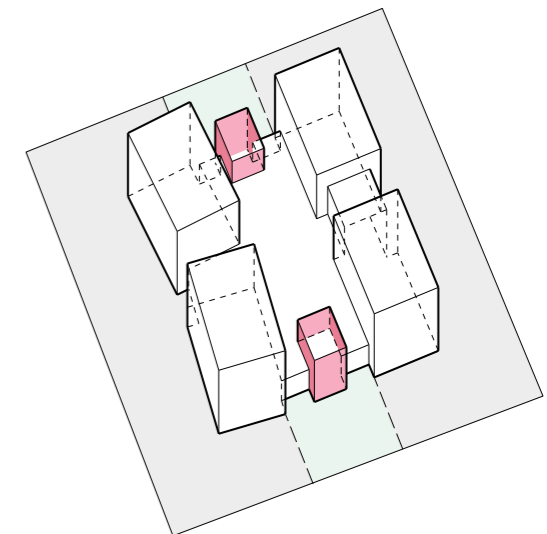


Figure 5.3: Typology massing and articulation.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text